

# FOR SALE



1436 E Labo Road  
Ash Twp, MI  
68 Acres of Land



## PROPERTY HIGHLIGHTS

- Utilities at the Site
- Access from Labo Rd
- I-275 Freeway Visibility
- Zoned: Single Family Residential & Freeway Service

**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE



**Ben Hubert**  
248 417 7150  
ben.hubert@colliers.com



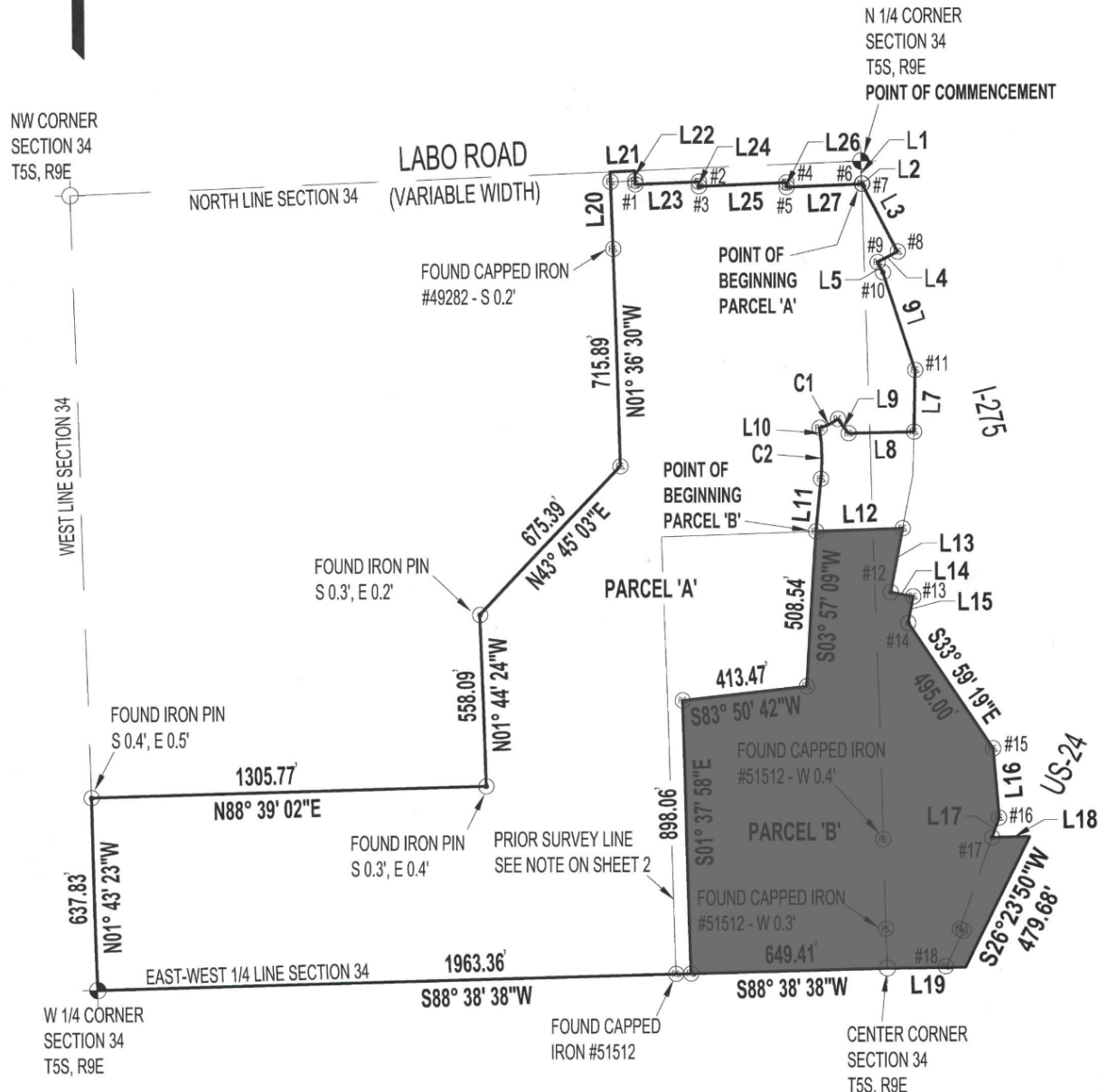
**Benji Rosenzweig**  
248 752 3762  
ben.rosenzweig@colliers.com

**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
colliers.com/detroit



NORTH 1/2 OF SECTION 34,  
T. 5 S., R. 9 E., ASH TOWNSHIP, MONROE COUNTY, MICHIGAN

**COBBLESTONE REAL ESTATE**

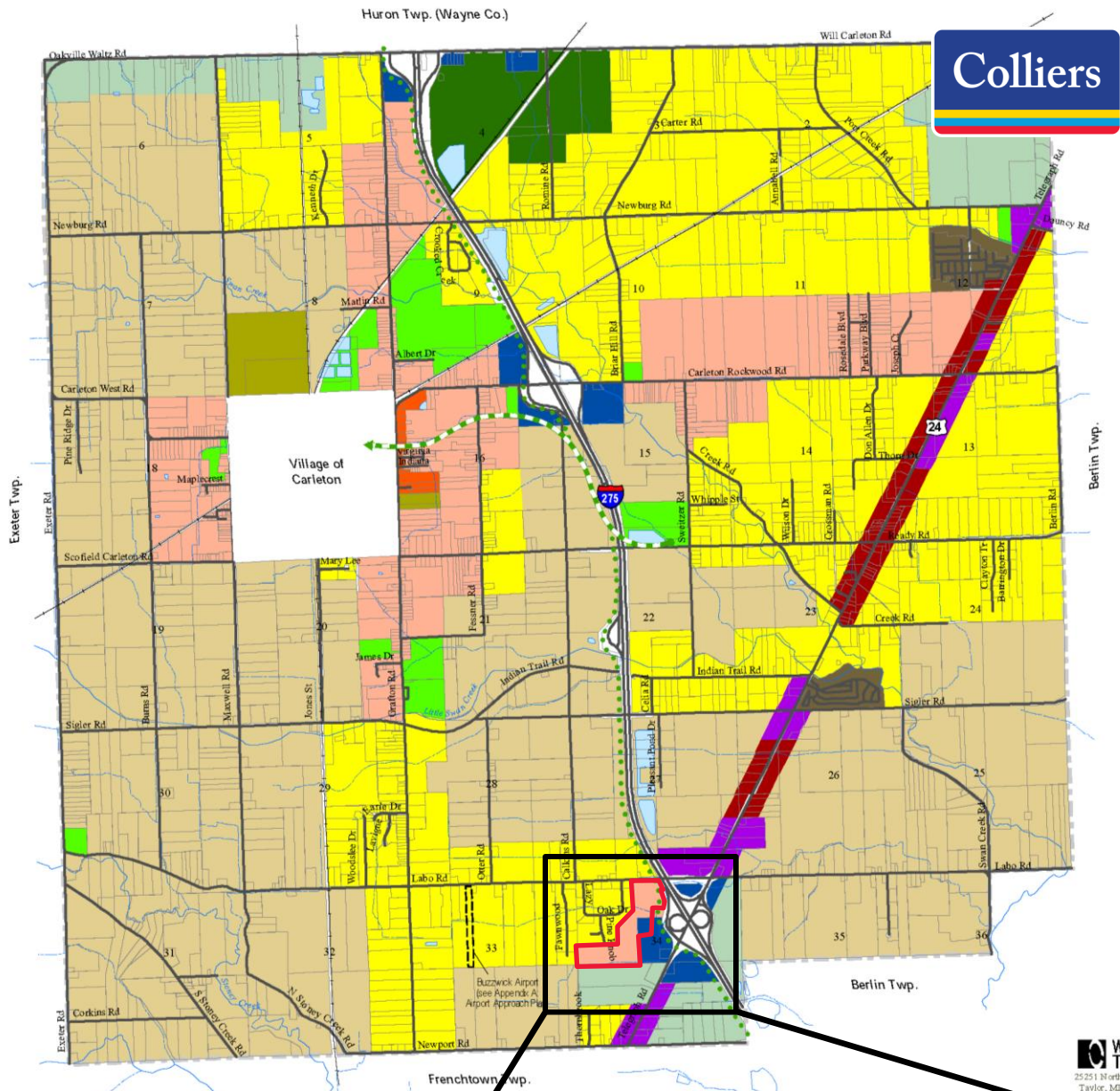


- |   |   |  |  |   |
|---|---|--|--|---|
| #1 - FOUND CAPPED IRON<br>#40155 - E 0.1', S 0.1' | #5 - FOUND CAPPED IRON<br>#40155                  | #9 - FOUND CAPPED IRON<br>#51512                   | #13 - FOUND CAPPED IRON<br>#51512                  | #17 - FOUND IRON PIN<br>W 0.1'                            |
| #2 - FOUND CAPPED IRON<br>E 0.7', S 0.1'          | #6 - FOUND CAPPED IRON<br>#40155 - W 0.2', N 0.1' | #10 - FOUND IRON PIN<br>E 0.1', S 0.1'             | #14 - FOUND IRON PIN<br>S 0.2'                     | #18 - FOUND CAPPED IRON<br>N 3.2'                         |
| #3 - FOUND IRON PIN<br>E 0.1', S 0.1'             | #7 - FOUND CAPPED IRON<br>#51512 - W 0.1', N 0.1' | #11 - FOUND CAPPED IRON<br>#51512 - E 0.1', N 0.1' | #15 - FOUND CAPPED IRON<br>#16 - FOUND CAPPED IRON | NOTE: ALL CORNERS<br>WITHOUT NOTE ARE SET<br>CAPPED IRONS |
| #4 - FOUND CAPPED IRON<br>#40155 - N 0.1'         | #8 - FOUND CAPPED IRON<br>#51512 - S 0.2', E 0.1' | #12 - FOUND IRON PIN                               | #51512 - S 0.1', W 0.2'                            |   |

THE BASIS OF BEARING IS GRID NORTH, BASED ON THE NAD83 MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE 2113 AS DETERMINED BY USING THE MICHIGAN DEPARTMENT OF TRANSPORTATION MSRN / RTCM SYSTEM.



# ZONING MAP



## Future Land Use:

- Agricultural (AG)
- Rural Estates (RE)
- Single-Family Residential (R)
- Multi-Family Residential (RM)
- Manufactured Home Park (MHP)
- Public/Semi-Public Recreation
- Local Commercial (C-1)
- General Commercial (C-2)
- Heavy Commercial (C-3)
- Freeway Service (FS)
- Light Industrial (I-1)
- General Industrial (I-2)

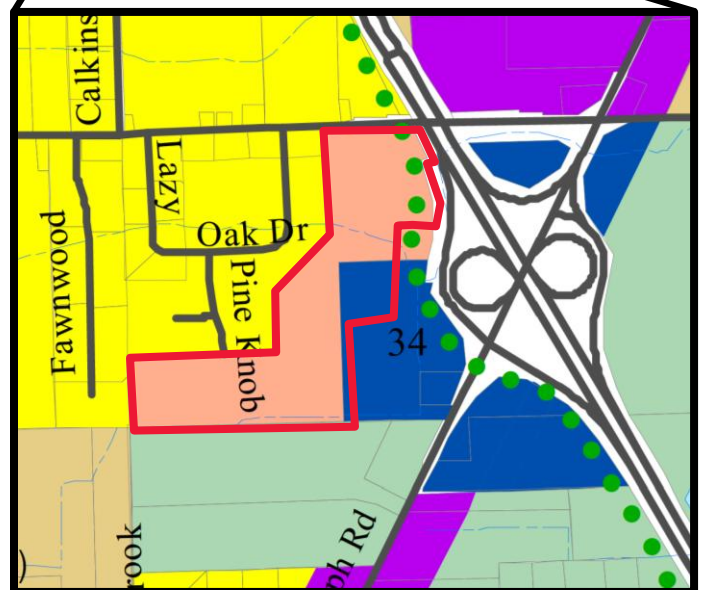
## Other Recommendations:

- Proposed Village to Township Park Trail
- Improvements to Existing I-275 Bicycle Path

## Base Features:

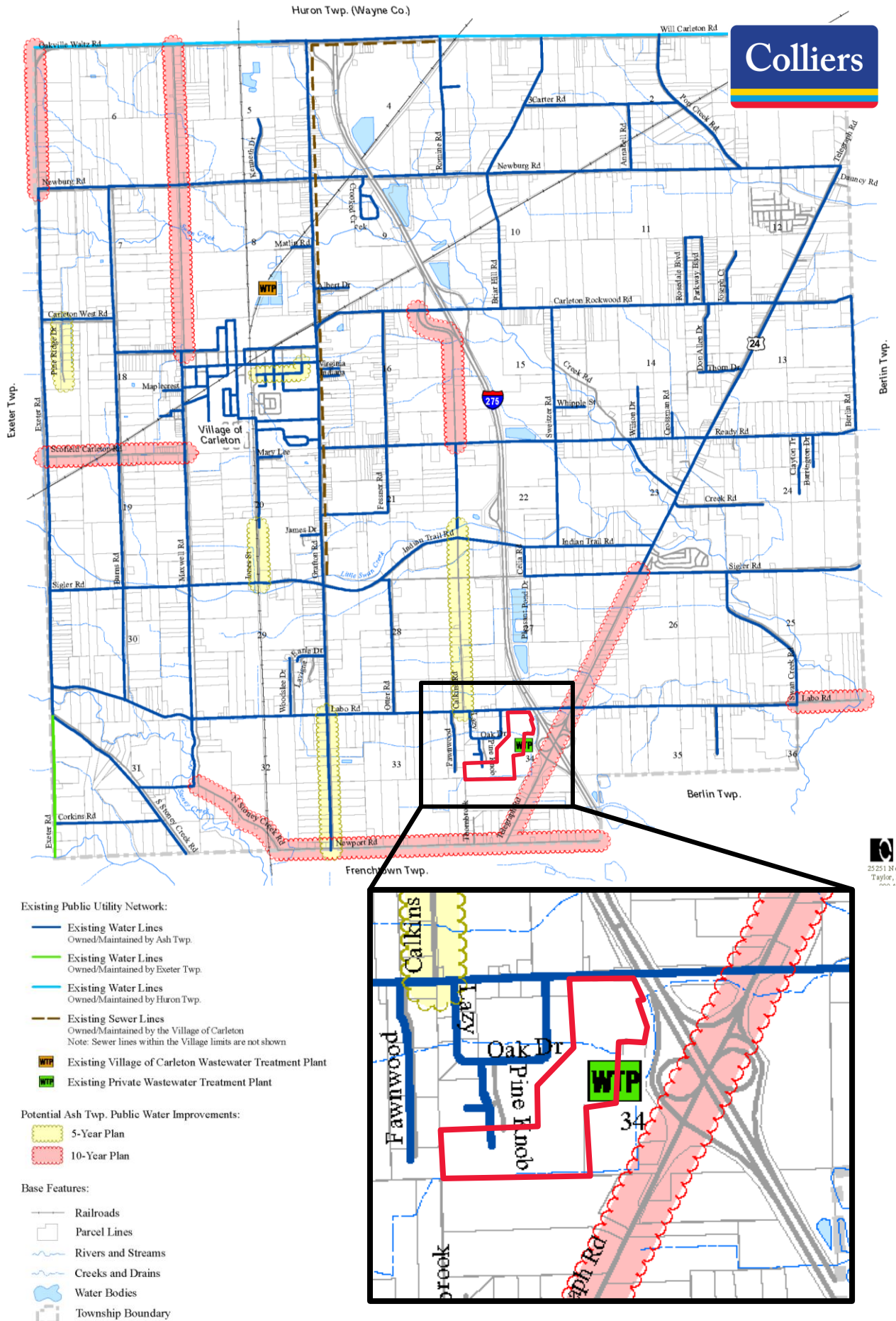
- Roads
- Railroads
- Parcel Lines
- Rivers and Streams
- Creeks and Drains
- Water Bodies
- Township Boundary

Source: Wade Trim, October 2019



**WADE TRIM**  
25251 Northline Rd  
Taylor, MI 48180  
800.482.2064

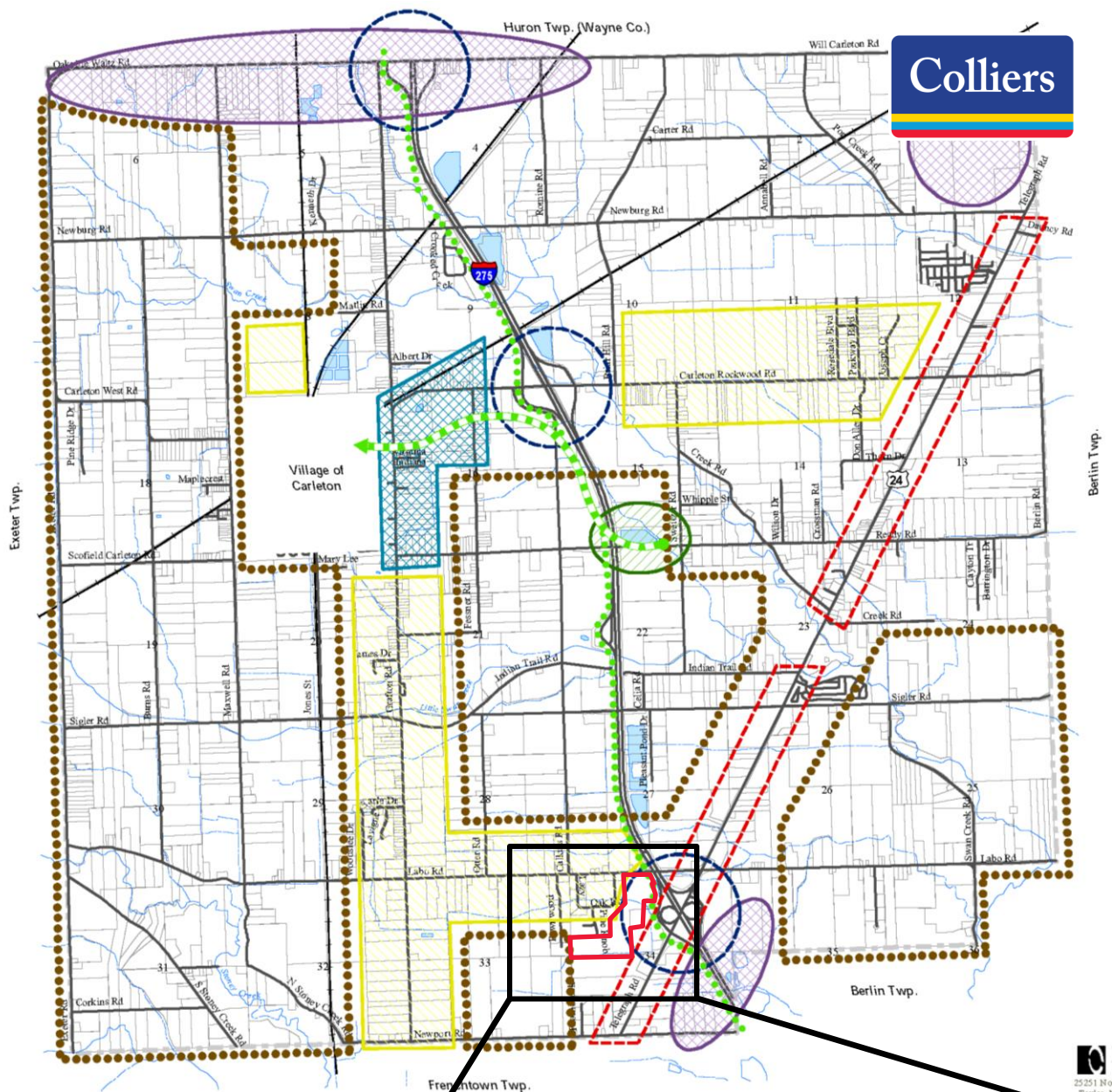
# UTILITIES & PROPOSED IMPROVEMENTS MAP





# PLANNING OPPORTUNITIES MAP

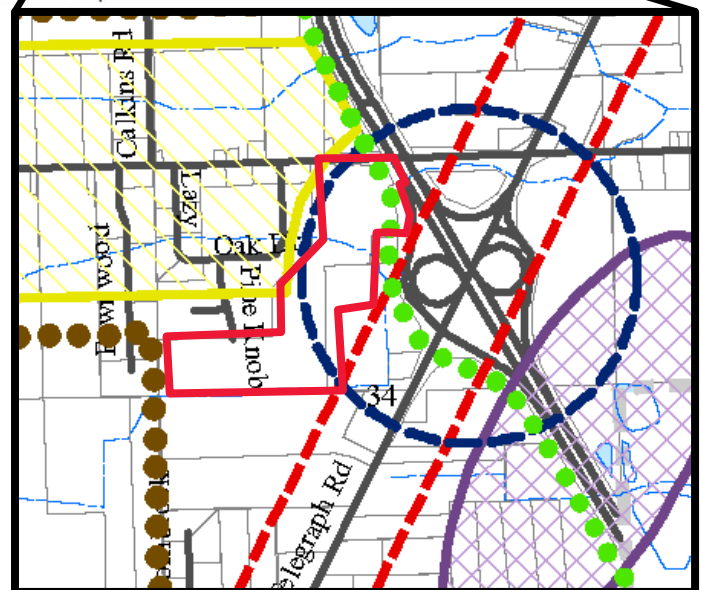
Colliers



- Commercial Growth
- Residential Growth
- Light Industrial/Research/Technology Growth
- Freeway Service Growth
- Village Mixed-Use Development (Single-Family, Multi-Family and Local Commercial)
- Recreational and Community Center
- Agricultural Preservation
- Proposed Village to Township Park Trail
- ... Improvements to Existing I-275 Bicycle Path

#### Base Features:

- Roads
- Railroads
- Parcel Lines
- ~~~~~ Rivers and Streams
- ~~~~~ Creeks and Drains
- ~~~~~ Water Bodies
- Township Boundary



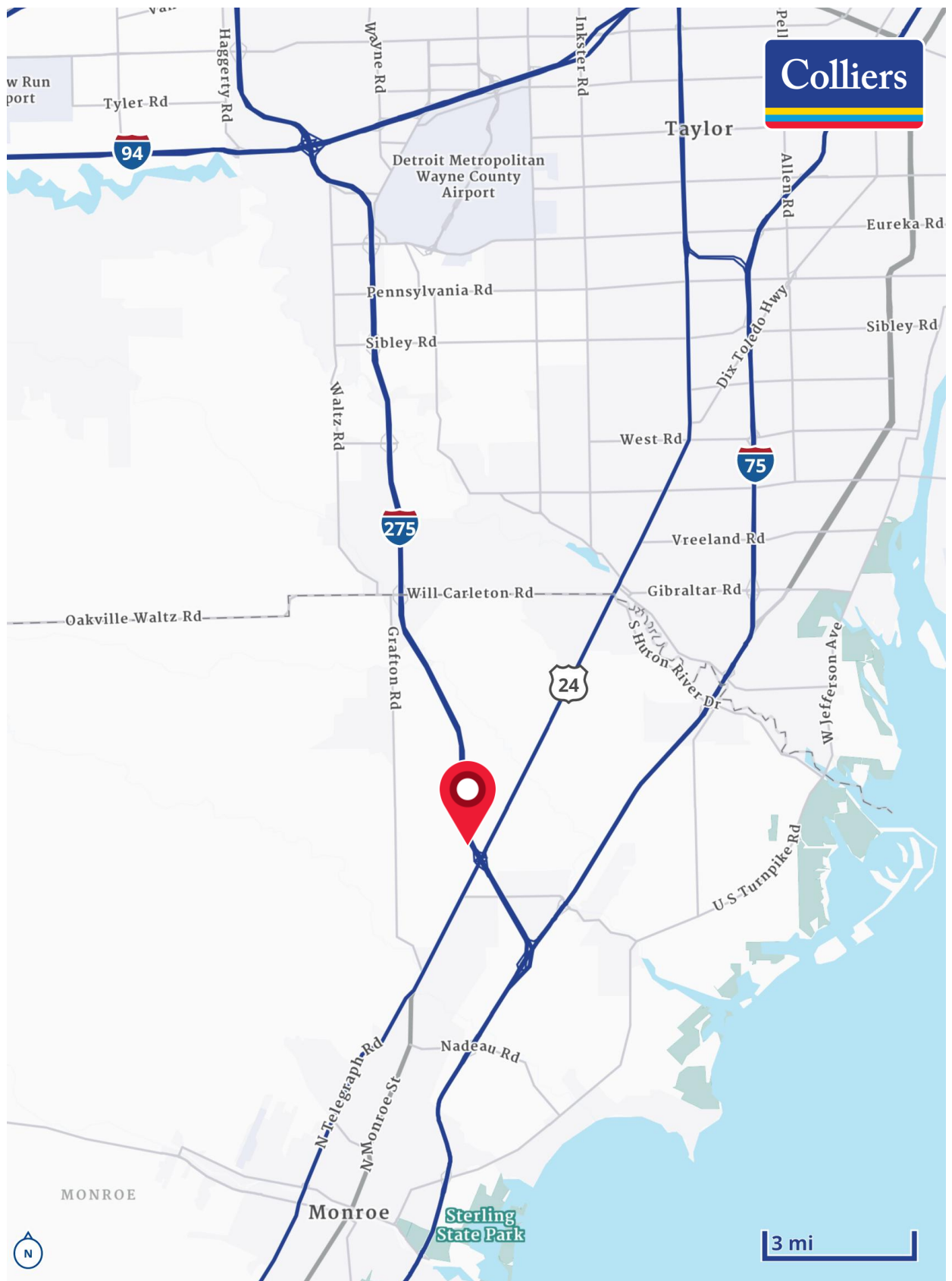


# MERCHANT MAP





# LOCATION MAP



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	558	11,387	22,326
Total Households	198	4,425	8,779
Total Family Households	142	2,977	6,053
Average Household Size	2.82	2.57	2.54
Median Age	42.5	36.9	41.1
Population Age 25+	396	7,629	15,705
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.66%	1.74%	0.89%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.21%	0.14%	0.24%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>			
Population	0.07%	-0.03%	0.06%
Households	0.50%	0.42%	0.55%
Families	0.42%	0.27%	0.40%
Median Household Income	6.27%	3.39%	3.12%
<b>CURRENT YEAR POPULATION BY SEX</b>			
Male Population / % Male	283 / 50.7%	5,774 / 50.7%	11,420 / 51.1%
Female Population / % Female	275 / 49.3%	5,613 / 49.3%	10,906 / 48.9%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>			
2020 Median Household Income	\$73,996	\$63,083	\$76,876
Average Household Income	\$107,919	\$92,095	\$105,536
Per Capita Income	\$42,182	\$35,847	\$41,776
<b>SUMMARY BUSINESS DATA</b>			
Total Businesses	14	160	457
Total Daytime Population	412	8,468	18,362
Daytime Population: Workers	65	1,928	6,344
Daytime Population: Residents	347	6,540	12,018

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



**Ben Hubert**  
248 417 7150  
ben.hubert@colliers.com

**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE



**Benji Rosenzweig**  
248 752 3762  
ben.rosenzweig@colliers.com

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.